

TEXAS TRANSPORTATION COMMISSION

HAYS County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In the City of Kyle, Hays County, on I-35, the State of Texas acquired an easement interest in certain land by an instrument recorded in Volume 177, at Page 589, of the Deed Records of Hays County, Texas.

A portion of the easement, which portion encumbers the real property described in Exhibit A (tract), is no longer needed for a state highway purpose.

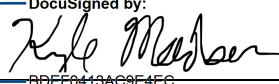
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may release an easement interest no longer needed for a state highway purpose to the owner of the fee in the property.

I35 Kyle Crossing Lot 12, Ltd., a Texas limited partnership, is the owner of the fee interest in the property and has requested to purchase the easement interest for \$84,067.88.

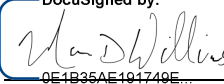
The commission finds \$84,067.88 to be a fair and reasonable value of the state's right, title, and interest in the easement interest.

IT IS THEREFORE ORDERED by the commission that the easement interest encumbering the tract, described in Exhibit A, is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the easement interest to I35 Kyle Crossing Lot 12, Ltd., a Texas limited partnership, for \$84,067.88.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC...
Director, Right of Way Division

Recommended by:

DocuSigned by:

0E4B35AE104740E...
Executive Director

116118 September 30, 2021

Minute Number	Date Passed
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Cunningham | Allen

Exhibit " A "

Drainage Easement Release

Lot 12

FIELD NOTE DESCRIPTION

BEING A 0.4475 ACRE (19,494 SQUARE FEET) TRACT OF LAND LOCATED IN LOT 12, KYLE TOWNE CENTER, REPLAT OF LOT 1-A, BLOCK A, KYLE TOWN CENTER, SECOND REPLAT OF LOT 1, BLOCK A (KYLE TOWNE CENTER), A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 20015578, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, AND A PART OF THAT 1.863 ACRES CHANNEL EASEMENT CONVEYED BY O. H. CULLEN ETUX, TO THE STATE OF TEXAS IN A DOCUMENT RECORDED IN VOLUME 177, PAGE 589, OF THE DEED RECORDS, OF HAYS COUNTY, TEXAS, SAID LOT 12 BEING CONVEYED TO I35 KYLE CROSSING LOT 12, LTD. IN A DEED RECORDED IN DOCUMENT NO. 20030781, OF SAID OFFICIAL PUBLIC RECORDS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod with cap stamped "CUNNINGHAM-ALLEN INC" found (N:13923767.32, E:2332506.42) for the common east corner of said Lot 13 and Lot 12, KYLE TOWNE CENTER, in the west right-of-way line of Interstate Highway Number 35 (IH35), same being the southeast line of said Channel Easement;

THENCE, departing said west right-of-way line with the common line of said Lot 12 and Lot 13, and over and across said Channel Easement the following four (4) courses and distances:

1. North 05°15'57" West, a distance of 56.63 feet to a steel nail with aluminum washer stamped "CUNNINGHAM-ALLEN INC" found;
2. North 13°12'55" West, a distance of 85.35 feet to a 1/2 inch iron rod with cap stamped "CUNNINGHAM-ALLEN INC" found;
3. North 21°44'38" West, a distance of 107.68 feet to a 1/2 inch iron rod with cap stamped "CUNNINGHAM-ALLEN INC" found;
4. North 08°32'26" East, a distance of 124.64 feet to a 1/2 inch iron rod with cap stamped "CUNNINGHAM-ALLEN INC" found for the common west corner of said Lot 12 and Lot 13, and being in the easterly line of Lot 6, KYLE TOWNE CENTER;

THENCE, North 28°18'09" East, continuing over and across said Channel Easement with the common line of said Lot 12 and Lot 6, a distance of 14.05 feet to a 1/2 inch iron rod with cap stamped "CUNNINGHAM-ALLEN INC" found for the common west corner of said Lot 12 and Lot 11, KYLE TOWNE CENTER;

THENCE, South 60°27'21" East, departing the easterly line of said Lot 6 with the common line of said Lot 12 and Lot 11, and continuing over and across said Channel Easement, a distance of 69.90 feet

to the easterly line of said Channel Easement, from which a 1/2 inch iron rod with cap stamped "CUNNINGHAM-ALLEN INC" found for the common east corner of said Lot 12 and Lot 11 in the said west right-of-way line of IH35, bears South 60°27'21" East, a distance of 158.33 feet;

THENCE, departing said common line with the easterly line of said Channel Easement and over and across said Lot 12 the following three (3) courses and distances:

1. South 28°48'05" West, a distance of 0.38 feet to the beginning of a curve to the left;
2. With said curve to the left, having a radius of 150.00 feet, an arc length of 111.88 feet, a delta angle of 42°43'59", and a chord which bears South 07°21'41" West, a distance of 109.30 feet to the end of said curve;
3. South 13°30'49" East, a distance of 162.64 feet to the common line of said west right-of-way line of IH35 and said Lot 12, same being the southeast line of said Channel Easement, from which a Type 1 highway right-of-way monument found in said common line at the point of tangency of a curve in said right-of-way line, bears North 31°29'11" East, a distance of 61.26. feet;

THENCE, South 31°29'11" West with said common line and said southeast line, a distance of 86.53 feet to the **POINT OF BEGINNING** containing 0.4475 acre(19,494 square feet) of land within these metes and bounds.

Bearing Basis: Common line of Lot 12 and Lot 11, KYLE TOWN CENTER. (South 60°27'21" East)

THE STATE OF TEXAS §
 § KNOWN ALL MEN BY THESE PRESENT
COUNTY OF TRAVIS §

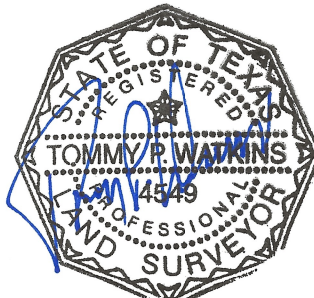
That I, Tommy P. Watkins, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the month of March, 2021, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 20th of July, 2021, A.D.

CUNNINGHAM-ALLEN, INC.

Tommy P. Watkins, R.P.L.S.
Texas Registration No. 4549

Revised: 8/17/21



Cunningham | Allen, Inc. • Engineers • Surveyors

3103 Bee Cave Road, Suite 202 • Austin, Texas 78746-6819 Tel: (512) 327-2946 • Fax: (512) 327-2973 •

TBPE FIRM #: F-284 / TBPLS FIRM #: 10000900

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S28°48'05"W	0.38'
L2	N28°18'09"E	14.05'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	150.00'	111.88'	42°43'59"	S07°21'41"W	109.30'

LEGEND

▲	COTTON SPINDLE SET
■	TxDOT TYPE I MONUMENT FOUND
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
⊗	"X" OR PUNCH MARK SET/FOUND
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
PR	PLAT RECORDS, HAYS CO., TX
DR	DEED RECORDS, HAYS CO., TX
OPR	OFFICIAL PUBLIC RECORDS, HAYS CO., TX
DA	CAP STAMPED "DOUCET & ASSOCIATES"
AC.	ACRE(S)
S.F.	SQUARE FEET
_____	BOUNDARY LINE
=====	ADJOINER BOUNDARY LINE
-----	EASEMENT LINE

BEARING BASIS: COMMON LINE OF LOT 12 AND LOT 13,
KYLE TOWNE CENTER. (SOUTH 60°27'21" EAST)

ALL COORDINATES NOTED HEREON ARE SURFACE
COORDINATES.



Engineers • Surveyors

TBPELS REG # F-284 FIRM # 10000900
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TECH: DK

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

20' S.W.B. EASEMENT
VOL. 261, PG. 526, DR

15' W.L.E.
VOL. 1726, PG. 113, OPR

20' S.W.B. EASEMENT
VOL. 261, PG. 526, DR

30' P.U.E.
VOL. 11, PG. 356, PR
VOL. 16, PG. 191, PR
VOL. 17, PG. 317, PR

15' DRAINAGE EASEMENT
DOC. NO.

KYLE TOWNE CENTER
REPLAT OF LOT 1, BLOCK A
KYLE TOWNE CENTER
SECOND REPLAT OF LOT 1, BLOCK A
DOC. NO. 20015578, PR

135 KYLE CROSSING LOT 11, LTD
DOCUMENT NO. 20030780, OPR

LOT 11

LOT 12 15' P.U.E. EASEMENT
VOL. 16, PG. 191, PR
VOL. 17, PG. 317, PR

135 KYLE CROSSING LOT 12, LTD
DOCUMENT NO. 20030781, OPR

20' S.W.B. EASEMENT
VOL. 261, PG. 526, DR

INTERSTATE HIGHWAY 35
(R.O.W. WIDTH VARIES)
STATE OF TEXAS
VOL. 178 PG. 100, DR

N:13923767.32
E:2332506.42
POINT OF
BEGINNING

15' W.L.E.
VOL. 1726, PG. 113, OPR

LOT 6

135 KYLE CROSSING
LOT 6, LTD
DOCUMENT NO.
20030759, OPR

LOT 14

10' WATER
LINE EASEMENT
VOL. 17, PG. 317, PR

LOT 13

15' DRAINAGE EASEMENT
VOL. 17, PG. 317, PR

135 KYLE CROSSING LOT 13, LTD
DOCUMENT NO. 20030787, OPR

TEMPORARY
DRAINAGE EASEMENT
VOL. 4238, PG. 286, OPR

20' W.W.E.
VOL. 2519, PG. 818, OPR

Drawing Path: S:\27373702_Kyle Town Center\Drawings\27373702_ESMT_DE-REL-LOT-12.dwg Plotted By: Tom Watkins Date: 7/20/2021 11:39:44 AM Layout: sheet 2 DE Page Size: ANSI full bleed A (8.50 x 11.00 inches), 1:1

CA
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